

RECORDING REQUESTED BY:  
 FIRST AMERICAN TITLE COMPANY  
 WHEN RECORDED MAIL TO:  
 SURVEYOR'S OFFICE  
 CITY OF RIVERSIDE  
 PUBLIC WORKS DEPARTMENT  
 3900 MAIN STREET  
 RIVERSIDE, CA 92522

DOC 2003-373767

05/23/2003 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records  
 County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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CERTIFICATE OF COMPLIANCE

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THIS AREA  
 FOR  
 RECORDER'S  
 USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
 (\$3.00 Additional Recording Fee Applies)

100-04

Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

And when recorded, mail to:

Surveyor's Office  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

Project: CO-PO3-0337  
5106 Victoria Hill Drive  
A.P.N. 223-102-064

**CO - PO3-0337**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): **NICHOLAS E. TAVAGLIONE and SALLIE B. TAVAGLIONE, husband and wife as joint tenants.**

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.39 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

**THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.**

**THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING**

2003-373757  
05/23/2003 09:09A  
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REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

KEN GUTIERREZ  
PLANNING DIRECTOR

By: Joe A. S.L. 5/21/03  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

State of California

County of Riverside } ss

On May 21, 2003, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared  
John A. Swiecki  
Name(s) of Signer(s)

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Francisca Andrade  
Signature

**OPTIONAL SECTION**

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)  
Title \_\_\_\_\_
- Title \_\_\_\_\_
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other
- ( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



EXHIBIT "A"

That certain parcel of land located in the City of Riverside, County of Riverside, State of California, described as a separate parcel in a document recorded February 7, 2003, per Document No. 2003-092171 of Official Records of said Riverside County, and being described as follows:

PARCEL 1

Parcel 2 of Parcel Map No. 23985, as shown by map on file in Book 162, Pages 73 through 79 of Parcel Maps, records of Riverside County, California, described as follows;

EXCEPTING THEREFROM that portion of said Parcel 2 described as follows:

BEGINNING at the southeast corner of said Parcel 2;

THENCE North 81°48'18" West, along the south line of said Parcel 2, a distance of 35.62 feet;

THENCE North 3°28'13" East, parallel with the east line of said Parcel 2, a distance of 85.50 feet;

THENCE North 83°46'01" East, a distance of 36.00 feet to the east line of said Parcel 2;

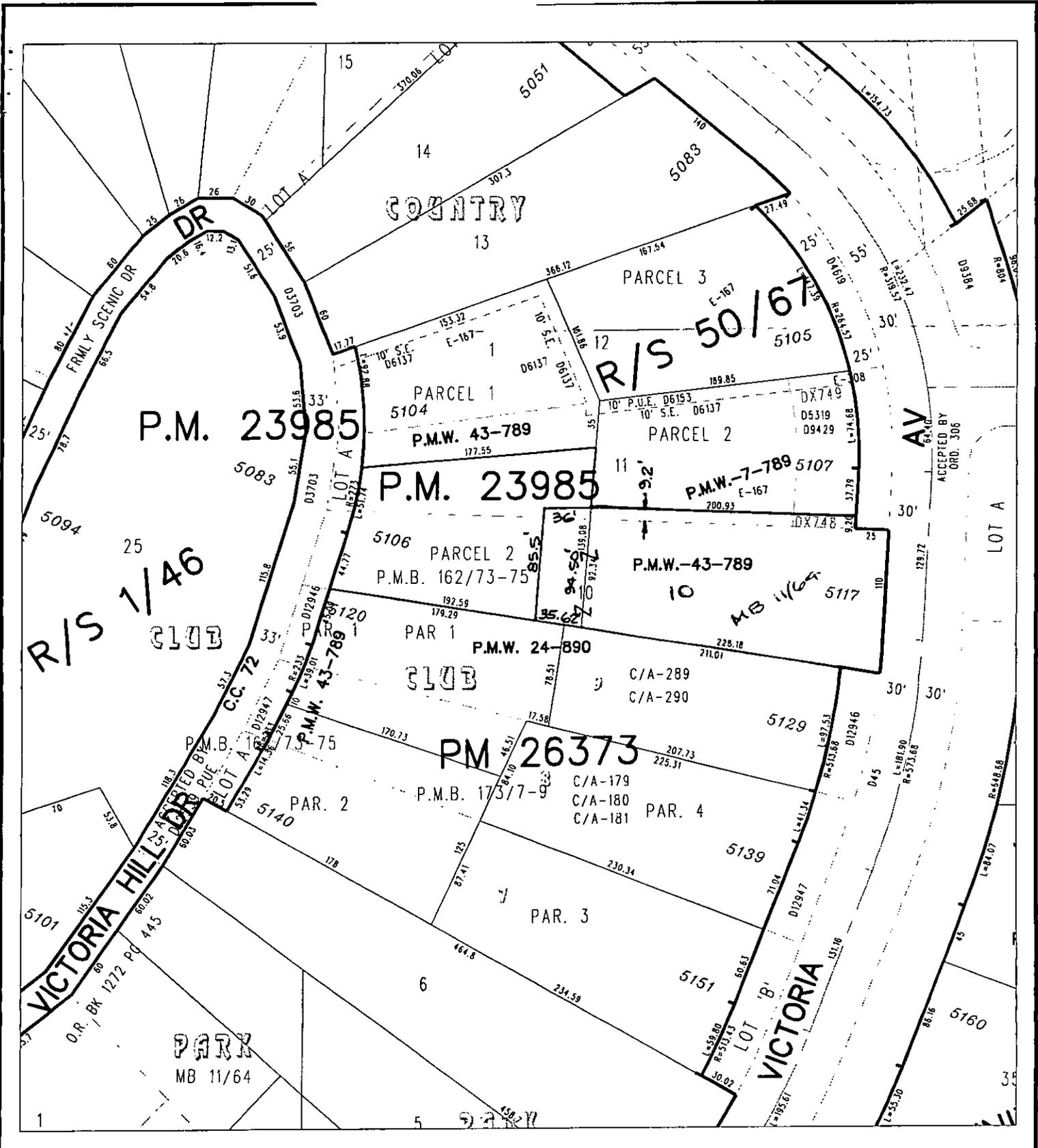
THENCE South 3°28'13" West, along said east line, a distance of 94.50 feet to the POINT OF BEGINNING.

DESCRIPTION APPROVAL 4/11/03  
K. Stueder  
for SURVEYOR, CITY OF RIVERSIDE by \_\_\_\_\_

The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

CO-PO3-0337.DOC





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

39-8  
40-7

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale: 1" = 100'

Drawn by: sken

Date: 04/09/03

Subject: COC - VICTORIA AVENUE